

FOR SALE



CUSHMAN &
WAKEFIELD

BOERKE

17,961 SF



2208 S. 38TH ST, WEST MILWAUKEE, WI

DAVE FERRON

COMMERCIAL REAL ESTATE BROKER
414.203.3015
dferron@boerke.com

MILWAUKEE OFFICE

731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE

4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

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PROPERTY OVERVIEW

Address:	2208 & 2218 S 38th Street, West Milwaukee, WI
Parcel ID:	457-1010-001 457-1011-001
Site Size:	0.878 Acres Combined
Building Size:	17,961 SF 1st Floor - 14,061 SF 2nd Floor - 3,900 SF Office Space - 2,235 SF
Taxes (2021):	\$12,281 Combined
Zoning:	M-1
Docks:	1 Ext
Drive In's:	1 (8'x8')
Clear Height:	12'-16'
Parking:	25 Surface Stalls (2.32/1,000 SF)
Sprinkler:	No
Air Conditioned:	Full
Electric:	240v 3-Phase
Restrooms:	3
Racking:	Available
Opportunity Zone:	Yes



Nice flex building with many floor plan options. Racking available.

Economics

Sale Price: \$1,155,000

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PROPERTY PHOTOS



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1ST FLOOR PLAN



Figure 1: A schematic diagram of a building layout showing three main areas: "IND LGHT MFG (3900)" at the top left, "IND LGHT MFG (6301)" in the center, and "IND LGHT MFG (630)" at the bottom right. Dimensions are provided for each area and the connecting corridors. The top area is 62 units wide and 75 units high. The center area is 75 units wide and 42 units high. The bottom area is 35 units wide and 10 units high. Corridors are 23 units wide between the top and center areas, 20 units wide between the center and bottom areas, and 11 units wide between the bottom area and the right wall. The right wall is 47 units high. The bottom area is 10 units from the bottom wall. The left wall is 75 units high. The top area is 62 units from the top wall. The center area is 42 units from the left wall and 75 units from the right wall. The bottom area is 35 units from the left wall and 10 units from the bottom wall.

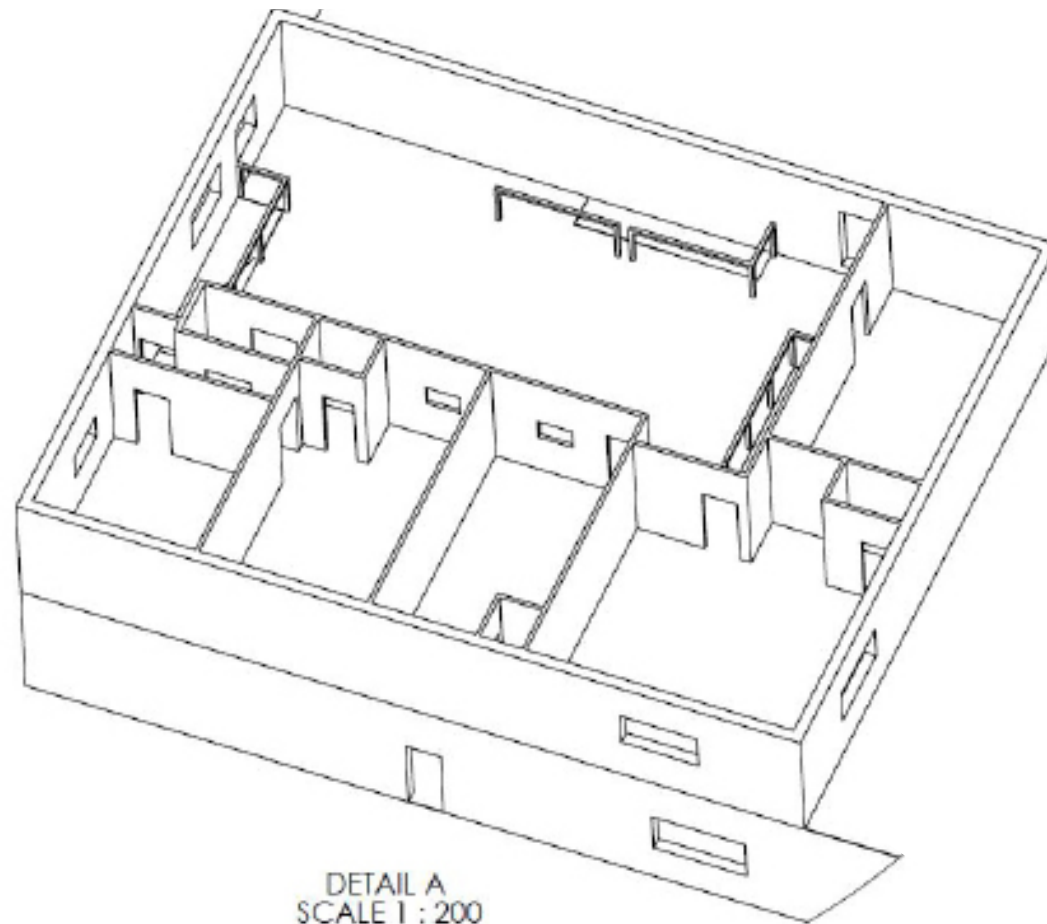
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BOERKE

2ND FLOOR PLAN



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AVAILABLE PROPERTIES



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AREA MAP



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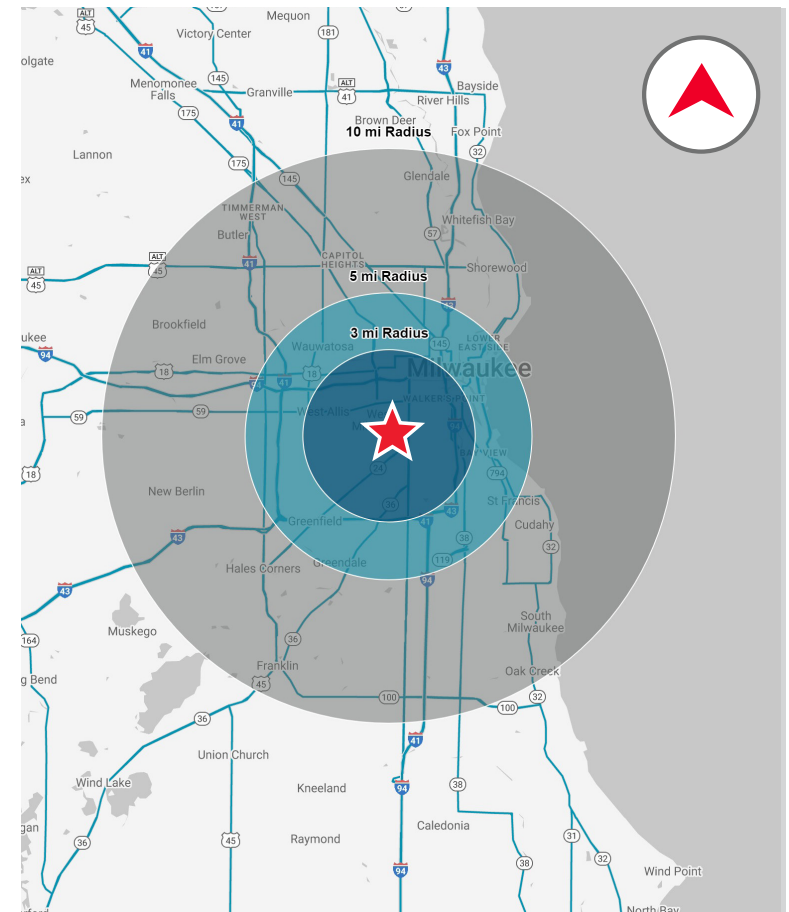
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AREA DEMOGRAPHICS

POPULATION	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
Estimated Population (2022)	209,157	453,260	942,221
Median Age (2022)	31.9	34.0	35.8
HOUSEHOLDS	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
Estimated Households (2022)	82,164	192,439	396,211
Estimated Average Household Income (2022)	\$61,494	\$70,686	\$79,327
TOTAL ANNUAL CONSUMER EXPENDITURE	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
Total Retail Expenditure	\$1.94 B	\$4.98 B	\$11.06 B
Apparel Expenditure	\$142.8 M	\$368.43 M	\$822.94 M
Entertainment Expenditure	\$225.94 M	\$586.45 M	\$1.32 B
Food & Beverage Expenditure	\$612.65 M	\$1.57 B	\$3.47 B

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CONTACT INFORMATION

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STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals, other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

- The following information is required to be disclosed by law:
 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON- CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.